127.0	0005	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	675,000	/	675,000
USE VALUE:	675,000	/	675,000
ASSESSED:	675,000	/	675,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUERTIN KENNET A/LYDIA REED
Owner 2:	
Owner 3:	
Street 1:	50 GLOUCESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAUM DAVID A/ETAL -
Owner 2:	LITOVSKY RUTH Y -
Street 1:	50 GLOUCESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Wood Shingle Exterior and 1766 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3874.000	299,600		375,400	675,000
Total Card	0.089	299,600		375,400	675,000
Total Parcel	0.089	299,600		375,400	675,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.22 | /Parcel: 382.22

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
82172			12/01/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.0-0005-0010.0

!9872!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,600	0	3,874.	375,400	675,000		Year end	12/23/2021
2021	101	FV	290,500	0	3,874.	375,400	665,900		Year End Roll	12/10/2020
2020	101	FV	290,500	0	3,874.	375,400	665,900	665,900	Year End Roll	12/18/2019
2019	101	FV	229,900	0	3,874.	375,400	605,300	605,300	Year End Roll	1/3/2019
2018	101	FV	229,900	0	3,874.	332,500	562,400	562,400	Year End Roll	12/20/2017
2017	101	FV	229,900	0	3,874.	278,800	508,700	508,700	Year End Roll	1/3/2017
2016	101	FV	229,900	0	3,874.	278,800	508,700	508,700	Year End	1/4/2016
2015	101	FV	216,800	0	3,874.	241,300	458,100	458,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:44:22

LAST REV

Date	Time
03/22/18	12:25:07
apro	

USER DEFINED

Prior Id # 1:	82172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9872

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAUM DAVID A/ET	1239-159		7/13/2001		446,500	No	No		
GARTON WILLIAM/	1127-180		6/10/1994		227,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2011	304	Re-Roof	13,900					
7/15/1994	352		2,500					REMODEL ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	355	PATRIOT
5/18/2000	Inspected	276	PATRIOT
11/29/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3874		Sq. Ft.	Site		0	70.	1.38	8									375,354						375,400	

Total AC/HA:	0.08893	Total SF/SM:	3874	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	375,354	Spl Credit		Total:	375,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24456394
Const Adj.:	0.98990101
Adj $ / SQ:	166.319
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407074
Depreciation:	107467
Depreciated Total:	299606

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

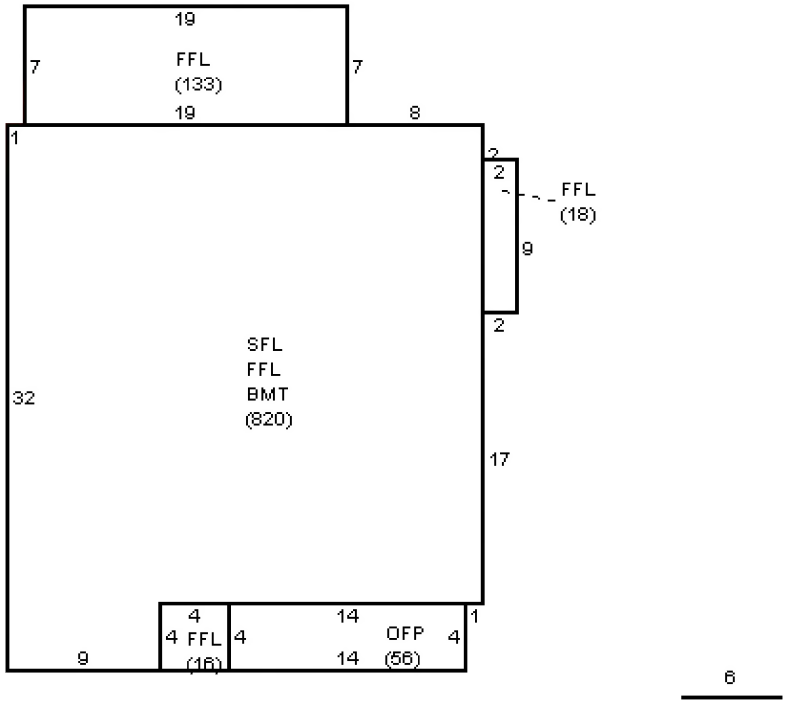
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.32
Special Features:	0	Val/Su Net:	113.40
Final Total:	299600	Val/Su SzAd	169.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	987	166.320	164,157
BMT	Basement	820	49.900	40,915
SFL	Second Floor	779	166.320	129,563
OFP	Open Porch	56	43.560	2,439

Net Sketched Area:	2,642			Total:	337,074
Size Ad	1766	Gross Area	2683	FinArea	1766

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	